

## **ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS**

### **INSTRUCTIONS TO APPLICANTS**

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

**DUE DATE FOR SUBMITTALS:** 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

**WHO MUST ATTEND:** A representative, including the property owner, must be present at the BZA meeting for all variance requests.

**APPLICATION FEE:** Residential Variance - \$100.00 first variance + \$35.00 each additional variance  
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

**SUBMISSION REQUIREMENTS:** Please provide 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc. Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

**Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.**

*(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)*

**I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.**

*2-29-24*

Property Owner

Date

Applicant/Representative

Date

**TYPICAL VARIANCE SHEET**  
Please check appropriate box and answer questions as directed.

	<b>Check as Applicable</b>	<b>VARIANCE STANDARD</b>
<ul style="list-style-type: none"> <li>Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code</li> </ul>	<input type="checkbox"/>	(Use) Unnecessary Hardship
<b>ADDITIONS &amp; BUILDINGS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Rear, side &amp; front setbacks</li> <li>Coverage (&gt;28%)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>DRIVEWAYS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Width</li> <li>Distance from property line</li> <li>Circular if lot width is &lt;90'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>SIGNS:</b> <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> <li>Area allowed (maximum sq. ft.)</li> <li>Height</li> <li>Front setback</li> <li>Lot width &lt;100'</li> <li>Number of items of information</li> <li>On side of building</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>FENCES:</b> <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> <li>Height or Openness</li> <li>Front Yard (in setback)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>ACCESSORY BUILDINGS (Play Structures, Storage Sheds):</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> <li>Height</li> <li>Setback from property line</li> <li>Square footage</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>In side or rear yard &lt;10' from property line or in front yard</li> </ul>	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Parking:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>&lt; the number of spaces required</li> <li>Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties

BZA Application Fee: \$100

Date Paid: \_\_\_\_\_

**CITY OF ROCKY RIVER**  
**21012 Hilliard Blvd., Rocky River, Ohio 44116**  
**Telephone (440) 331-0600 — Fax (440) 895-2628**

**APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS**  
(Please Print or Type)

Application Filing Date: 02/29/24  
Zoning of Property \_\_\_\_\_

Hearing Date: 03/14/24  
Permanent Parcel No. \_\_\_\_\_

**NOTICE OF REQUEST OF A HEARING BEFORE THE  
BOARD OF ZONING & BUILDING APPEALS**

Address of property seeking variance: 191 Kensington Oval

Suzanne Sylvester  
Name of Property Owner

Stack Heating and Cooling- Clay Jones  
Name of Applicant / Representative

191 Kensington Oval  
Address

37520 Colorado Ave. Avon OH 44011  
Address

917-533-9259  
Telephone No.

440-937-9134  
Telephone No.

440-420-1686  
Cell Phone No.

E-MAIL: SUZANNERS@YAHOO.COM

E-MAIL: Cjones@stackheating.com

Description of what is intended to be done:

RELOCATING AND REPLACING THE A/C CONDENSERS FROM  
THE EAST SIDE OF THE HOUSE TO THE SOUTH SIDE OF  
THE HOUSE

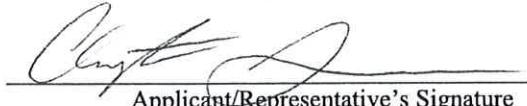
Sections of the Code from which variance is being requested:

AC CONDENSER CAN BE NO LESS THAN 10 FT. FROM  
THE PROPERTY LINE IN SIDE YARD OR REAR

List variances requested:

REQUESTING A ~~5FT~~ VARIAUCE FOR PLACEMENT OF TWO  
NEW AC CONDENSERS IN THE SIDE YARD.

  
Property Owner's Signature

  
Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting.  
Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes  No

## PRACTICAL DIFFICULTIES

### **ALL QUESTIONS REQUIRE A COMPLETE RESPONSE**

**R.R.C.O. 1133.17(c)(1).** In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

N/A

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

CURRENT LOCATION OF AC CONDENSERS WILL PROHIBIT  
ANY EXTERNAL ADDITION TO THE HOME IN THE  
FUTURE.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

REQUEST FOR A SUBSTANTIAL VARIANCE OF 5 FT. FROM  
THE MINIMUM 10 FT. REQUIREMENT FOR CODE

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

PROPOSED NEW AC LOCATION WOULD BE COVERED FROM  
NEIGHBOURS PROPERTY BY A ROW OF TREES AND A FENCE.  
ALSO FROM THE STREET THE NEW AC CONDENSERS WILL BE  
HIDDEN BEHIND A FENCE AND PART OF THE HOUSE THAT STICKS  
OUT 3FT. THE ADJOINING PROPERTIES AND NEIGHBOURHOOD WOULD  
NOT BE NEGATIVELY AFFECTED BY THE APPROVED VARIANCE.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

THE VARIANCE WOULD NOT AFFECT THE DELIVERY OF GOVERNMENTAL SERVICES, SUCH AS WATER, SEWER, OR TRASH PICKUP BECAUSE THERE WILL STILL BE AT LEAST A 30 INCH WALKWAY.

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

THE HOMEOWNER DID NOT HAVE ~~THE~~ KNOWLEDGE OF THE ZONING RESTRICTIONS

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

NO

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

DOE TO OUTDOOR WALKWAYS AND OUTDOOR LIVING SPACES, THERE IS NO OTHER LOCATIONS FOR THE CONDENSERS.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

MOVING THE AC CONDENSERS FROM THE CURRENT LOCATION WOULD IMPROVE THE OUTDOOR LIVING CONDITIONS AND NO LONGER OBSTRUCT THEM.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

NO, BECAUSE OTHER PROPERTIES HAVE HAD A VARIANCE APPROVED FOR THE SAME REASON.

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

NO, BECAUSE OTHER PROPERTIES IN THE AREA HAVE BEEN APPROVED FOR THE SAME VARIANCE BEING REQUESTED.

**PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.**

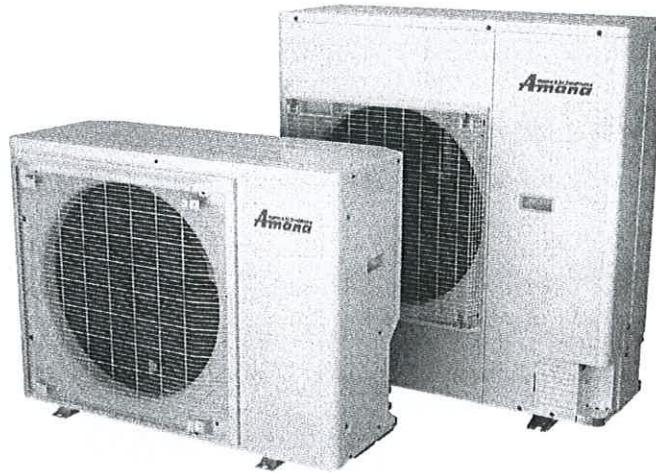
**S**ERIES

**UP TO 17.2 SEER2  
1½ TO 5 TONS**

**AMANA S - SERIES  
HIGH-EFFICIENCY,  
COMMUNICATING, VARIABLE-SPEED,  
INVERTER DRIVEN SIDE DISCHARGE  
SPLIT SYSTEM AIR CONDITIONER**

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**Standard Features**

- Variable-speed swing compressors
- Quiet digitally commutated fan motor
- High-density compressor sound blanket
- Compatible with Amana Smart Thermostat and other Amana communicating equipment
- Proprietary control algorithmic logic
- In communicating mode, only two low-voltage wires to outdoor unit required
- Diagnostic indicator lights, seven-segment LED display, and fault code storage
- Proprietary Inside intelligence for diagnostics
- Field-selectable boost mode increases compressor speed during unusually high loads
- Field-installed bi-flow filter drier
- Coil and ambient temperature sensors
- Suction pressure transducer
- Sweat connection service valves with easy access to gauge ports
- AHRI Certified; ETL Listed

**Cabinet Features**

- Heavy-gauge galvanized steel cabinet with grille-style sound control side design
- Custom Ivory white powder-paint finish
- High corrosion-resistant (ZAM®), unpainted steel bottom frame and legs on 1.5-3.0 Tons
- 500-hour salt-spray tested
- Wire fan discharge grille
- Top and side maintenance access
- When properly anchored, meets the 2020 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)



COMPANY WITH  
QUALITY SYSTEM  
CERTIFIED BY DNV GL  
= ISO 9001 =

COMPANY WITH  
ENVIRONMENTAL SYSTEM  
CERTIFIED BY DNV GL  
= ISO 14001 =

\* Complete warranty details available from your local dealer or at [www.amana-hac.com](http://www.amana-hac.com). To receive the Lifetime Unit Replacement Limited Warranty (good for as long as you own your home) and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Québec. The duration of warranty coverages in Texas differs in some cases.

	ASXS6 S1810A*	ASXS6 S2410A*	ASXS6 S3010A*	ASXS6 S3610A*	ASXS6 S4210A*	ASXS6 S4810A*	ASXS6 S6010A*
<b>CAPACITIES (AHRI RATED)</b>							
Max. Cooling (BTU/h)	16,600	22,200	27,800	33,600	39,500	45,000	53,000
<b>AMBIENT OPERATION RANGE</b>	0 to 115 (-17.8 to 46.1)						
<b>COOLING (°FDB(°CDB))</b>							
<b>COMPRESSOR</b>							
Type	Swing	Swing	Swing	Swing	Swing	Swing	Swing
RLA	10.0	13.4	16.8	16.8	25.5	25.5	26.9
<b>CONDENSER FAN MOTOR</b>							
Horsepower	0.09	0.09	0.20	0.20	0.36	0.36	0.36
FLA	1.15	1.15	2.00	2.00	1.63	1.63	1.63
<b>REFRIGERATION SYSTEM</b>							
Refrigerant Line Size <sup>1</sup>							
Liquid Line Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Line Size ("O.D.)	3/4"	3/4"	7/8"	7/8"	1 1/8"	1 1/8"	1 1/8"
Refrigerant Connection Size							
Liquid Valve Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Valve Size ("O.D.)	3/4"	3/4"	7/8"	7/8"	7/8"	7/8"	7/8"
Valve Connection Type	Front Sealing	Front Sealing	Front Sealing	Front Sealing	Front and Back Sealing	Front and Back Sealing	Front and Back Sealing
Refrigerant Charge (oz.)	76	76	79	85	111	111	131
Expansion Device	EEV	EEV	EEV	EEV	EEV	EEV	EEV
Superheat at Service Valve	Auto-control	Auto-control	Auto-control	Auto-control	Auto-control	Auto-control	Auto-control
Subcooling at Service Valve	10±1°F	12±1°F	14±1°F	15±1°F	8±1°F	9±1°F	9±1°F
<b>ELECTRICAL DATA</b>							
Voltage / Phase (60 Hz)	208-230/1	208-230/1	208-230/1	208-230/1	208-230/1	208-230/1	208-230/1
Minimum Circuit Ampacity <sup>2</sup>	14.6	18.8	23.9	23.9	34.4	34.4	36.2
Max. Overcurrent Protection <sup>3</sup>	15	20	25	25	35	35	40
Min / Max Volts	197/253	197/253	197/253	197/253	197/253	197/253	197/253
Electrical Conduit Size	1/2"	1/2"	1/2"	1/2"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"
<b>EQUIPMENT WEIGHT (LBS)</b>	119	119	129	133	163	163	174
<b>SHIP WEIGHT (LBS)</b>	133	133	143	148	183	183	196

<sup>1</sup> Tested and rated in accordance with ANSI/AHRI Standard 210/240<sup>2</sup> Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes<sup>3</sup> Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.**NOTES**

- Always check the S&R plate for electrical data on the unit being installed.
- Installer will need to supply 3/8" to 1 1/8" adapters for suction line connections.
- Unit is charged with refrigerant for 15' of 3/8" liquid line. System charge must be adjusted per Installation Instructions Final Charge Procedure.  
(See table below for allowable line set diameter)

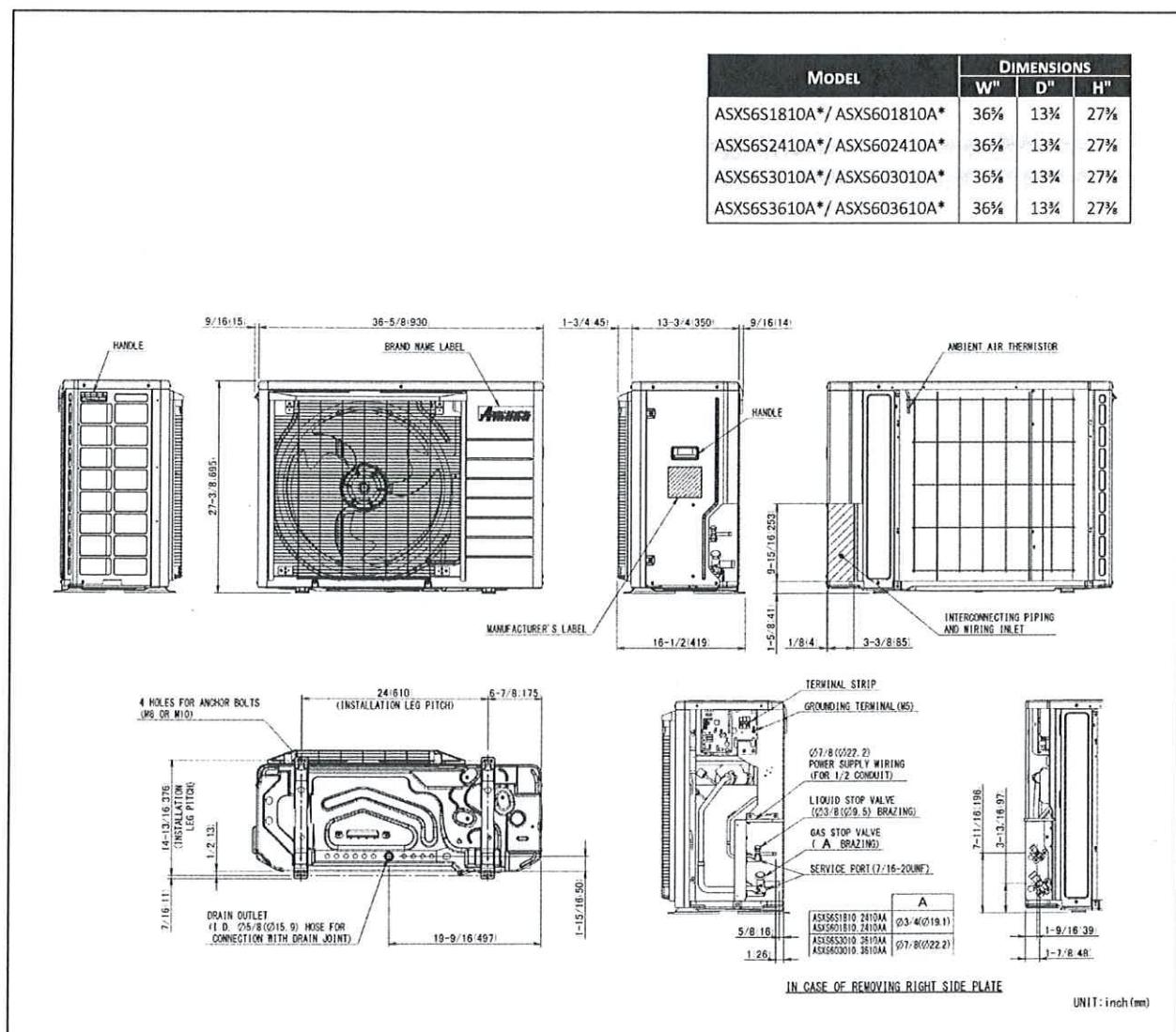
UNIT TONS	ALLOWABLE LINE SET DIAMETER						
	LIQUID			SUCTION			
1/4	5/16	3/8	5/8	1/2	5/8	1 1/8	
1.5	X	X	X	X	X		
2.0		X	X	X	X		
2.5		X	X	X	X		
3.0		X	X	X	X		
3.5			X		X	X	
4.0			X		X	X	
5.0			X		X	X	

x Allowable combination

\* For marked combinations, if normal ambient operation temperature is less than 14°F, limit line set length to 50 ft. max.

OUTDOOR UNIT	ASXS6*361*A*	TRIM MORE THAN 10% SETTINGS ARE INVALID. TRIMMED UP CFM MAKES MISS MATCHING ERROR.
INDOOR UNIT	ASXS6*601*A*	TRIM MORE THAN 5% SETTINGS ARE INVALID. TRIMMED UP CFM MAKES MISS MATCHING ERROR.

MODEL	DIMENSIONS		
	W"	D"	H"
ASXS6S1810A*/ ASXS601810A*	36 $\frac{1}{2}$	13 $\frac{1}{4}$	27 $\frac{1}{2}$
ASXS6S2410A*/ ASXS602410A*	36 $\frac{1}{2}$	13 $\frac{1}{4}$	27 $\frac{1}{2}$
ASXS6S3010A*/ ASXS603010A*	36 $\frac{1}{2}$	13 $\frac{1}{4}$	27 $\frac{1}{2}$
ASXS6S3610A*/ ASXS603610A*	36 $\frac{1}{2}$	13 $\frac{1}{4}$	27 $\frac{1}{2}$



NORMAL MODE		SOUND POWER LEVEL <sup>1</sup>						
TONNAGE	TOTAL UNIT SOUND RATING (dBA)	OCTAVE BAND SPECTRUM FREQUENCY (Hz) ANALYSIS (dB)						
		125	250	500	1000	2000	4000	8000
1.5-ton	66	52.1	60.1	61.5	59.7	55.2	48.6	47.7
2-ton	67	57.5	59.2	62.4	60.9	56.6	51.1	45.9
2.5-ton	68	56.0	60.2	63.0	62.8	58.0	54.4	46.3
3-ton	68	57.2	59.2	63.2	62.6	58.9	53.6	45.3
3.5-ton	72	58.4	62.7	65.2	68.0	63.7	60.7	48.2
4-ton	72	58.8	62.7	65.0	68.0	64.4	59.9	48.5
5-ton	74	60.0	66.2	67.0	69.8	66.1	60.0	53.5

<sup>1</sup>Compliant with ISO3744.

QUIET MODE			
TONNAGE	SOUND SUPPRESSION LEVEL	SOUND POWER LEVEL (dBA) <sup>1</sup>	SOUND PRESSURE LEVEL (dBA) <sup>2</sup>
1.5-ton	LV.1	63	46
	LV.2	60	43
	LV.3	57	40
2-ton	LV.1	64	47
	LV.2	61	44
	LV.3	58	41
2.5-ton	LV.1	65	51
	LV.2	62	48
	LV.3	59	45
3-ton	LV.1	65	51
	LV.2	62	48
	LV.3	59	45
3.5-ton	LV.1	67	55
	LV.2	62	50
	LV.3	57	45
4-ton	LV.1	67	55
	LV.2	62	50
	LV.3	57	45
5-ton	LV.1	68	55
	LV.2	63	50
	LV.3	58	45

<sup>1</sup>Compliant with ISO3744.<sup>2</sup>Compliant with JIS B 8616 : 2006.